

UNITED STATES BANKRUPTCY COURT
Southern DISTRICT OF New York

In re Kshel Realty Corp.
Debtor

Case No. 18-10011
Reporting Period: 1/3/18 - 1/31/18
Federal Tax I.D. # 13-3690983

CORPORATE MONTHLY OPERATING REPORT

File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.

(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	<u>MOR-1</u>	x	
Bank Reconciliation (or copies of debtor's bank reconciliations)	<u>MOR-1 (CONT)</u>	x	
Copies of bank statements		x	
Cash disbursements journals			
Statement of Operations	<u>MOR-2</u>	x	
Balance Sheet	<u>MOR-3</u>	x	
Status of Post-petition Taxes	<u>MOR-4</u>	x	
Copies of IRS Form 6123 or payment receipt			
Copies of tax returns filed during reporting period			
Summary of Unpaid Post-petition Debts	<u>MOR-4</u>	x	
Listing of Aged Accounts Payable			
Accounts Receivable Reconciliation and Aging	<u>MOR-5</u>	x	
Taxes Reconciliation and Aging	<u>MOR-5</u>	x	
Payments to Insiders and Professional	<u>MOR-6</u>	x	
Post Petition Status of Secured Notes, Leases Payable	<u>MOR-6</u>	x	
Debtor Questionnaire	<u>MOR-7</u>	x	

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor Kshel Realty Corp.  Date 2/14/18

Signature of Authorized Individual*  Date 2/14/18

Printed Name of Authorized Individual Evan Blum Date 2/14/18

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

In re Kshel Realty Corp.
Debtor

Case No. 18-10011
Reporting Period: 1/3/18 - 1/31/18

SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the four bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CON'T)]

ACCOUNT NUMBER (LAST 4)	BANK ACCOUNTS					CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNT'S)
	OPER 9263	PAYROLL n/a	TAX 9271	OTHER 2700	OTHER 2713	
CASH BEGINNING OF MONTH	\$0.00	\$0.00	\$0.00	\$271.65	\$0.55	\$272.20
RECEIPTS						
CASH SALES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ACCOUNTS RECEIVABLE - PREPETITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ACCOUNTS RECEIVABLE - POSTPETITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LOANS AND ADVANCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SALE OF ASSETS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER (ATTACH LIST)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TRANSFERS (FROM DIP ACCTS)	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL RECEIPTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DISBURSEMENTS						
NET PAYROLL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PAYROLL TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SALES, USE, & OTHER TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
INVENTORY PURCHASES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SECURED/ RENTAL/ LEASES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADMINISTRATIVE	\$0.00	\$0.00	\$0.00	\$32.45	\$0.55	\$33.00
SELLING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER (ATTACH LIST)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OWNER DRAW *	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TRANSFERS (TO DIP ACCTS)	\$0.00	\$0.00	\$0.00	\$239.20	\$0.00	\$239.20
PROFESSIONAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
U.S. TRUSTEE QUARTERLY FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
COURT COSTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL DISBURSEMENTS	\$0.00	\$0.00	\$0.00	\$271.65	\$0.55	\$272.20
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00	\$239.20
CASH - END OF MONTH	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00	\$239.20

* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	\$0.00
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	\$0.00
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	\$0.00
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES	\$0.00

In re Kshel Realty Corp.
Debtor

Case No. 18-10011
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BANK RECONCILIATIONS

Continuation Sheet for MOR-1

A bank reconciliation must be included for each bank account. The debtor's bank reconciliation may be substituted for this page.

(Bank account numbers may be redacted to last four numbers.)

	Operating # 9263	Payroll # n/a	Tax # 9271	Other # 2700	Other # 2713
BALANCE PER BOOKS	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00
BANK BALANCE	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00
(+) DEPOSITS IN TRANSIT (ATTACH LIST)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
(-) OUTSTANDING CHECKS (ATTACH LIST) :	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER (ATTACH EXPLANATION)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADJUSTED BANK BALANCE *	\$239.20	\$0.00	\$0.00	\$0.00	\$0.00

**"Adjusted Bank Balance" must equal "Balance per Books"

DEPOSITS IN TRANSIT	Date	Amount	Date	Amount	Amount
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00		\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CHECKS OUTSTANDING	Ck. #	Amount	Ck. #	Amount	Amount
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

OTHER



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Statement Date: 01/17/2018

000024367 01 AV 0.375 MTD01040020218113004 0014 03 03

KSHEL REALTY CORP
DEBTOR IN POSSESSION
216 E 125TH ST
CASE 18-10011
NEW YORK NY 10035

Page: 1 of 2
Statement Period: Jan 12 2018-Jan 31 2018
Cust Ref #: 4350549263-039-T-###
Primary Account #: 435-0649263



Chapter 11 Checking

KSHEL REALTY CORP
DEBTOR IN POSSESSION
216 E 125TH ST

Account # 435-0649263

Beginning Balance	0.00	Average Collected Balance	172.44
Deposits	239.20	Interest Earned This Period	0.00
Ending Balance	239.20	Interest Paid Year-to-Date	0.00
		Annual Percentage Yield Earned	0.00%
		Days in Period	20

Deposits

01/17	DEPOSIT	239.20
	Subtotal:	239.20

01/12	0.00	01/17	239.20
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000024368 01 AV 0.375 MTD01040020218113004 0014 03 03


KSHEL REALTY CORP TAX
DEBTOR IN POSSESSION
216 E 125TH ST
CASE 18-10011
NEW YORK NY 10035

Page: 1 of 2
Statement Period: Jan 12 2018-Jan 31 2018
Cust Ref #: 4350549271-039-T-###
Primary Account #: 435-0549271



Chapter 11 Checking

KSHEL REALTY CORP TAX
DEBTOR IN POSSESSION
216 E 125TH ST

Account # 435-0549271

Beginning Balance	0.00	Average Collected Balance	0.00
Ending Balance	0.00	Interest Earned This Period	0.00
		Interest Paid Year-to-Date	0.00
		Annual Percentage Yield Earned	0.00%
		Days in Period	20

No Transactions this Statement Period



Online Banking

Business Fundamentals Chk - 2700: Account Activity

Print

Balance Summary:\$0.00 (available as of today 01/18/2018)

View:today 01/18/2018

All Transactions

Date	Description	Status	Amount	Available Balance
Amount included in Available Balance				
01/17/2018	Check 1148	C	-239.20	0.00
01/09/2018	Online Banking transfer to CHK 2713 Confirmation# 5351651302	C	-14.45	239.20
01/02/2018	Monthly Fee for Business Fundamentals	C	-18.00	253.65
12/01/2017	Monthly Fee for Business Fundamentals	C	-18.00	271.65

Bank of America | Online Banking | Accounts | Account Details ... <https://secure.bankofamerica.com/myaccounts/brain/redirect.c>

Bank of America

Business Advantage Sav - 2713: Account Activity

Balance Summary:\$15.00 (available as of today 01/23/2018)
View:today 01/23/2018

Print

All Transactions

Date	Description	Status	Amount	Available Balance
Amount included in Available Balance				
01/18/2018	MONTHLY SERVICE CHARGE REFUND FDES NMO 0006576 186457	C	15.00	15.00
01/09/2018	Online Banking transfer from CHK 2700 Confirmation# 5351651302	C	14.45	0.00
01/02/2018	Monthly Maintenance Fee	C	-15.00	-14.45
12/01/2017	Monthly Maintenance Fee	C	-15.00	0.55 



18-10009-mg

Business Fundamentals Chk - 2700: Account Activity Transaction Details

Check number: 00000001148

Post date: 01/17/2018

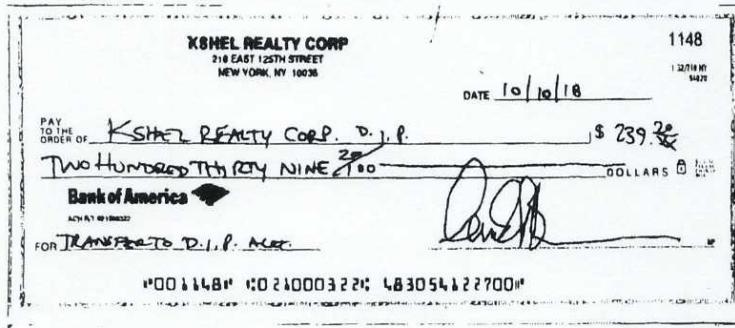
Amount: -239.20

Type: Check

Description: Check

Merchant name: Check

Transaction category: Uncategorized: Pending



58254337247 183901 20180117 000000483054122700
TRN_DEBIT JFLORESS 000
108th Forest Hills 0825 94004 5825, 0196

In re Kshel Realty Corp.
Debtor

Case No. 18-10011
Reporting Period: 1/3/18 - 1/31/18

STATEMENT OF OPERATIONS (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

REVENUES	MONTH	CUMULATIVE -FILING TO DATE
Gross Revenues	\$0.00	\$0.00
Less: Returns and Allowances	\$0.00	\$0.00
Net Revenue	\$0.00	\$0.00
COST OF GOODS SOLD		
Beginning Inventory	\$0.00	\$0.00
Add: Purchases	\$0.00	\$0.00
Add: Cost of Labor	\$0.00	\$0.00
Add: Other Costs (<i>attach schedule</i>)	\$0.00	\$0.00
Less: Ending Inventory	\$0.00	\$0.00
Cost of Goods Sold	\$0.00	\$0.00
Gross Profit	\$0.00	\$0.00
OPERATING EXPENSES		
Advertising	\$0.00	\$0.00
Auto and Truck Expense	\$0.00	\$0.00
Bad Debts	\$0.00	\$0.00
Contributions	\$0.00	\$0.00
Employee Benefits Programs	\$0.00	\$0.00
Officer/Insider Compensation*	\$0.00	\$0.00
Insurance	\$0.00	\$0.00
Management Fees/Bonuses	\$0.00	\$0.00
Office Expense	\$0.00	\$0.00
Pension & Profit-Sharing Plans	\$0.00	\$0.00
Repairs and Maintenance	\$0.00	\$0.00
Rent and Lease Expense	\$0.00	\$0.00
Salaries/Commissions/Fees	\$0.00	\$0.00
Supplies	\$0.00	\$0.00
Taxes - Payroll	\$0.00	\$0.00
Taxes - Real Estate	\$0.00	\$0.00
Taxes - Other	\$0.00	\$0.00
Travel and Entertainment	\$0.00	\$0.00
Utilities	\$0.00	\$0.00
Other (<i>attach schedule</i>)	\$0.00	\$0.00
Total Operating Expenses Before Depreciation	\$0.00	\$0.00
Depreciation/Depletion/Amortization	\$0.00	\$0.00
Net Profit (Loss) Before Other Income & Expenses	\$0.00	\$0.00
OTHER INCOME AND EXPENSES		
Other Income (<i>attach schedule</i>)	\$0.00	\$0.00
Interest Expense	\$0.00	\$0.00
Other Expense (<i>attach schedule</i>)	\$0.00	\$0.00
Net Profit (Loss) Before Reorganization Items	\$0.00	\$0.00

In re Kshel Realty Corp.
DebtorCase No. 18-10011
Reporting Period: 1/3/18 - 1/31/18**BALANCE SHEET**

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
CURRENT ASSETS			
Unrestricted Cash and Equivalents	\$239.20	\$0.00	\$239.20
Restricted Cash and Cash Equivalents (<i>see continuation sheet</i>)	\$0.00	\$0.00	\$0.00
Accounts Receivable (Net)	\$0.00	\$0.00	\$0.00
Notes Receivable	\$0.00	\$0.00	\$0.00
Inventories	\$0.00	\$0.00	\$0.00
Prepaid Expenses	\$0.00	\$0.00	\$0.00
Professional Retainers	\$0.00	\$0.00	\$0.00
Other Current Assets (<i>attach schedule</i>)	\$0.00	\$0.00	\$0.00
TOTAL CURRENT ASSETS	\$239.20	\$0.00	\$239.20
PROPERTY & EQUIPMENT			
Real Property and Improvements	\$0.00	\$0.00	\$0.00
Machinery and Equipment	\$0.00	\$0.00	\$0.00
Furniture, Fixtures and Office Equipment	\$0.00	\$0.00	\$0.00
Leasehold Improvements	\$0.00	\$0.00	\$0.00
Vehicles	\$0.00	\$0.00	\$0.00
Less: Accumulated Depreciation	\$0.00	\$0.00	\$0.00
TOTAL PROPERTY & EQUIPMENT	\$0.00	\$0.00	\$0.00
OTHER ASSETS			
Amounts due from Insiders*	\$0.00	\$0.00	\$0.00
Other Assets (<i>attach schedule</i>)	\$6,666,085.23	\$0.00	\$6,666,085.23
TOTAL OTHER ASSETS	\$6,666,085.23	\$0.00	\$6,666,085.23
TOTAL ASSETS	\$6,666,324.43	\$0.00	\$6,666,324.43
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)			
Accounts Payable	\$0.00	\$0.00	\$0.00
Taxes Payable (<i>refer to FORM MOR-4</i>)	\$0.00	\$0.00	\$0.00
Wages Payable	\$0.00	\$0.00	\$0.00
Notes Payable	\$0.00	\$0.00	\$0.00
Rent / Leases - Building/Equipment	\$0.00	\$0.00	\$0.00
Secured Debt / Adequate Protection Payments	\$0.00	\$0.00	\$0.00
Professional Fees	\$10,000.00	\$0.00	\$0.00
Amounts Due to Insiders*	\$0.00	\$0.00	\$0.00
Other Post-petition Liabilities (<i>attach schedule</i>)	\$0.00	\$0.00	\$0.00
TOTAL POST-PETITION LIABILITIES	\$10,000.00	\$0.00	\$0.00
LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)			
Secured Debt	\$0.00	\$0.00	\$0.00
Priority Debt	\$0.00	\$0.00	\$0.00
Unsecured Debt	\$0.00	\$0.00	\$0.00
TOTAL PRE-PETITION LIABILITIES	\$0.00	\$0.00	\$0.00
TOTAL LIABILITIES	\$0.00	\$0.00	\$0.00
OWNERS' EQUITY			
Capital Stock	\$0.00	\$0.00	\$0.00
Additional Paid-In Capital	\$0.00	\$0.00	\$0.00
Partners' Capital Account	\$0.00	\$0.00	\$0.00
Owner's Equity Account	\$0.00	\$0.00	\$0.00
Retained Earnings - Pre-Petition	\$0.00	\$0.00	\$0.00
Retained Earnings - Post-petition	\$0.00	\$0.00	\$0.00
Adjustments to Owner Equity (<i>attach schedule</i>)	\$0.00	\$0.00	\$0.00
Post-petition Contributions (<i>attach schedule</i>)	\$0.00	\$0.00	\$0.00
NET OWNERS' EQUITY	\$6,666,324.43	\$0.00	\$6,666,324.43
TOTAL LIABILITIES AND OWNERS' EQUITY	\$6,676,324.43	\$0.00	\$6,676,324.43

* "Insider" is defined in 11 U.S.C. Section 101(31).

In re Kshel Realty Corp.
Debtor

Case No. 18-10011
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BALANCE SHEET - continuation section

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
Other Current Assets			
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
Other Assets			
52.42% share in Second Phoenix Net Assets	\$6,666,085.23	\$0.00	\$6,666,085.23
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
LIABILITIES AND OWNER EQUITY			
	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE ON PETITION DATE	
Other Post-petition Liabilities			
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
Adjustments to Owner's Equity			
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
Post-Petition Contributions			
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00

Restricted Cash: Cash that is restricted for a specific use and not available to fund operations.

Typically, restricted cash is segregated into a separate account, such as an escrow account.

In re Kshel Realty Corp.
DebtorCase No. 18-10011
Reporting Period: 1/3/18 - 1/31/18**STATUS OF POST-PETITION TAXES**

The beginning tax liability should be the ending liability from the prior month or, if this is the first report, the amount should be zero.

Attach photocopies of IRS Form 6123 or payment receipt to verify payment or deposit of federal payroll taxes.

Attach photocopies of any tax returns filed during the reporting period.

Federal	Beginning Tax	Amount Withheld and/or Accrued	Amount Paid	Date Paid	Check # or EFT	Ending Tax
Withholding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FICA-Employee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FICA-Employer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unemployment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Income	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Federal Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
State and Local						
Withholding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sales	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Excise	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unemployment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Personal Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total State and Local	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

SUMMARY OF UNPAID POST-PETITION DEBTS

Attach aged listing of accounts payable.

Number of Days Past Due

	Current	0-30	31-60	61-90	Over 91	Total
Accounts Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Wages Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rent/Leases-Building	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rent/Leases-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Secured Debt/Adequate Protection Payments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Fees	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Amounts Due to Insiders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Post-petition Debts	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00

Explain how and when the Debtor intends to pay any past due post-petition debts.
to be paid at time of refinancing and/or sale

In re Kshel Realty Corp.
Debtor

Case No. 18-10011
Reporting Period: 1/31/18 - 1/31/18

ACCOUNTS RECEIVABLE RECONCILIATION AND AGING

Accounts Receivable Reconciliation	Amount
Total Accounts Receivable at the beginning of the reporting period	\$0.00
Plus: Amounts billed during the period	\$0.00
Less: Amounts collected during the period	\$0.00
Total Accounts Receivable at the end of the reporting period	\$0.00

Accounts Receivable Aging	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
0 - 30 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31 - 60 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
61 - 90 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
91+ days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Accounts Receivable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Less: Bad Debts (Amount considered uncollectible)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Accounts Receivable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TAXES RECONCILIATION AND AGING

Taxes Payable	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
0 - 30 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31 - 60 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
61 - 90 days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
91+ days old	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Taxes Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Accounts Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

In re Kshel Realty Corp.
Debtor

Case No. 18-10011
Reporting Period: 1/3/18 - 1/31/18

PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR-1) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance, Travel, Car Allowance, Etc.). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
TOTAL PAYMENTS TO INSIDERS		\$0.00	\$0.00

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID*
n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL PAYMENTS TO PROFESSIONALS		\$0.00	\$0.00	\$0.00	\$0.00

* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE AND ADEQUATE PROTECTION PAYMENTS

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
n/a	\$0.00	\$0.00	\$0.00
TOTAL PAYMENTS		\$0.00	\$0.00

In re Kshel Realty Corp.
Debtor

Case No. 18-10011
Reporting Period: 1/3/18 - 1/31/18

DEBTOR QUESTIONNAIRE

Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.		Yes	No
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		x
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		x
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		x
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		x
5	Is the Debtor delinquent in paying any insurance premium payment?		x
6	Have any payments been made on pre-petition liabilities this reporting period?		x
7	Are any post petition receivables (accounts, notes or loans) due from related parties?		x
8	Are any post petition payroll taxes past due?		x
9	Are any post petition State or Federal income taxes past due?		x
10	Are any post petition real estate taxes past due?		x
11	Are any other post petition taxes past due?		x
12	Have any pre-petition taxes been paid during this reporting period?		x
13	Are any amounts owed to post petition creditors delinquent?		x
14	Are any wage payments past due?		x
15	Have any post petition loans been received by the Debtor from any party?		x
16	Is the Debtor delinquent in paying any U.S. Trustee fees?		x
17	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		x
18	Have the owners or shareholders received any compensation outside of the normal course of business?		x